



£405,000

Mathew Walk | Cardiff | CF5 2QW

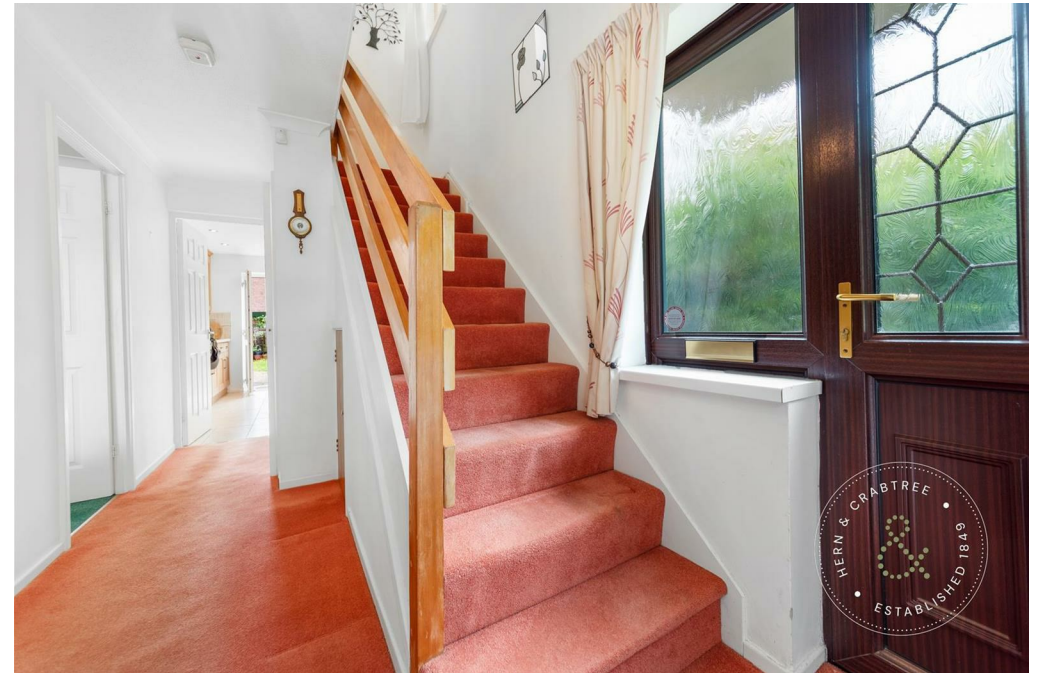




No chain. Rarely available. A wonderful larger style, four bedroom detached house perfectly placed overlooking the greenery of Danescourt Park on Mathew Walk. Well maintained throughout, on a lovely size corner plot and walking distance to a popular local primary school, this would make the perfect family home.

Ready for the next occupier to move straight in and put their own stamp on, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge opening into the Dining Room and leading into the Conservatory and Fitted Kitchen to the ground floor. To the first floor are Four good size Bedrooms and a Shower Room. The property further benefits from a beautifully kept front, side and rear garden as well as having a driveway and a single garage to the rear.

Danescourt is a popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a train station and convenient bus routes. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area. Internal Viewings are an absolute must!



### Entrance

Entered via a double glazed composite door with obscure double glazed windows into the hallway.

### Hallway

Windows to the front. Radiator. Stairs to the first floor. Understairs storage cupboard.

### Cloakroom

W/c and wash hand basin.

### Lounge/Diner 13' x 18'9"

Large double-glazed windows to the front. Radiator. Gas fireplace. Squared off Archway into the dining area.

### Dining Area 11' x 12'11" max

Double-glazed patio doors to the rear conservatory. Radiator.

### Conservatory 12'6" x 9'2"

Double-glazed windows. Tiled floor. Radiator. Double-glazed doors lead out to the rear garden.

### Kitchen 11'11" x 9'6" max

Double-glazed window to the side and double-glazed door leading out to the rear garden. The kitchen is fitted with wall and floor units with worktops. Sink and drainer. Integrated gas hob and oven. Space and plumbing for washing machine, dishwasher and fridge.

## FIRST FLOOR

### Landing

Airing Cupboard housing boiler.

### Bedroom Three 10'9" x 9'4" max

Double-glazed window to the front. Radiator. Small built-in storage cupboard.

### Bedroom Two 10'7" x 11'6" max

Double-glazed windows to the rear. Radiator. Built-in wardrobes.

### Bedroom One 10'7" x 13'3" max

Double-glazed windows to the front. Radiator. Built-in wardrobes.

### Bedroom Four 7'2" max x 5'5"

Double-glazed windows to the rear. Radiator.

### Bathroom 6'1" x 6'2"

Obscure double-glazed window to the side. Walk-in shower, W/c and wash hand basin. Heated towel rail. Tiled walls. Laminate floor.

## OUTSIDE

### Rear

Rear garden with greenhouse. Paved patio sitting area and lawn. Mature shrubs and flowers. Water tap.

### Front

### Garage

Single garage with up and over door.



### Front

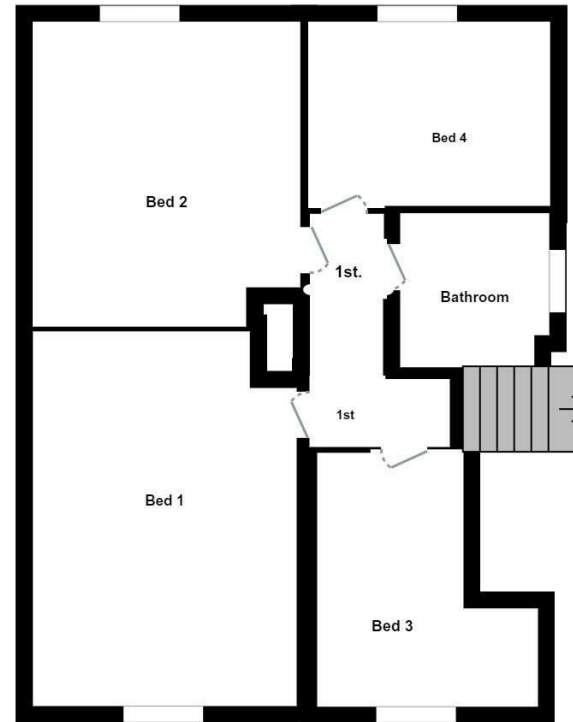
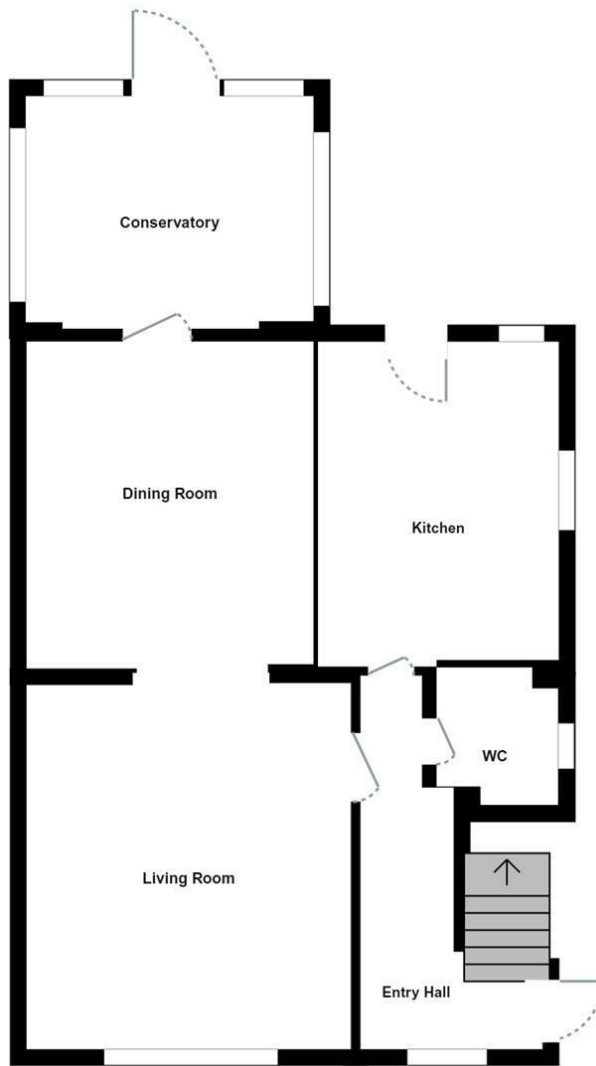
Lawn and mature trees. Path leading to the front door. Outside light. Overlooking the park.

### Additional Information

We have been advised by the vendor that the property is Freehold. Epc- C. Council tax -



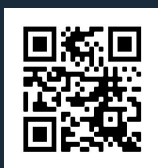




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	86
England & Wales		EU Directive 2002/91/EC	





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